

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/C Jody Knoll and Ripple Roads
7809 Jody Knoll Road
2nd * 4th Election District
2nd * 4th Councilmanic District
Thurman M. Pinder, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-93-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thurman M. Pinder and Gwendolyn Pinder, his wife, for that property known as 7809 Jody Knoll Road in the Rolling Ridge Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section V.B.9 of the Comprehensive Manual Development Policy (CMDP) enacted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow a setback to the side street to be 13 ft. in lieu of the required 25 ft. for an addition to the garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of September, 1996 that the Petition for a Zoning Variance from Section V.B.9 of the Comprehensive Manual Development Policy (CMDP) enacted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow a setback to the side street to be 13 ft., in lieu of the required 25 ft., for an addition to the garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 25, 1996

Mr. and Mrs. Thurman M. Pinder
7809 Jody Knoll Road
Baltimore, Maryland 21244

RE: Petition for Administrative Variance
Case No. 97-93-A
Property: 7809 Jody Knoll Road

Dear Mr. and Mrs. Pinder:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance

97-93-A

to the Zoning Commissioner of Baltimore County

for the property located at 7809 Jody Knoll Road
which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 C.M.D.P. V.B.9. To Allow A SET BACK TO THE SIDE STREET TO BE 13 FT. INSTEAD OF THE REQUIRED 25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) OUR FAMILY HAS GROWN WITH THE ADDITION OF A NEW GRANDSON, AND WE NEED THE SAFETY FROM THE ICE, SNOW AND RAIN. SECURITY AS WELL AS SAFETY BECOMES AN ISSUE WHEN ARRIVING HOME LATE AT NIGHT. MORE SPACE IS NEEDED TO ACCOMMODATE TWO CARS. IT IS A HARDSHIP NOW HAVING TO PARK ON THE STREET AND WALKING UP TO THE HOUSE FROM THE CAR.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JNA DATE: 8-27-96

ESTIMATED POSTING DATE: 09-08-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 94

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7809 Jody Knoll Rd
address
BA Lto. MD 21244
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address; (indicate hardship or practical difficulty)

Our family has grown with the addition of a new grandson, and we need the safety from the ice, snow and rain. Security as well as safety becomes an issue when arriving home late at night. More space is needed to accommodate two cars. It is a hardship now having to park on the street and walking up to the house from the car. ~~Imprecial To place ANYWHERE ELSE ON THE HOUSE.~~

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thurman M. Pinder
(signature)
THURMAN M PINDER
(type or print name)



Gwendolyn Pinder
(signature)
GWENDOLYN PINDER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thurman M. Pinder and Gwendolyn Pinder

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8-19-96
date

Barbara Heutwade
NOTARY PUBLIC

My Commission Expires: 2-1-97

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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BA Lto. MD 21244
City State Zip Code

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Our family has grown with the addition of a new grandson, and we need the safety from the ice, snow and rain. Security as well as safety becomes an issue when arriving home late at night. More space is needed to accomodate two cars. It is a hardship now having to park on the street and walking up to the house from the car. ~~IMPOSSIBLE TO PLACE ANYWHERE ELSE ON THE HOUSE.~~

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thurman M. Pinder
(signature)
THURMAN M PINDER
(type or print name)



Gwendolyn Pinder
(signature)
GWENDOLYN PINDER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Thurman M. Pinder and Gwendolyn Pinder

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AS WITNESS my hand and Notarial Seal.

8-19-96
date

Bouana Heatwork
NOTARY PUBLIC

My Commission Expires: 2-1-97

MICROFILMED



Petition for Administrative Variance

97-93-A

to the Zoning Commissioner of Baltimore County

for the property located at 7809 Jody Knoll Rd.
which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 C. M.D.P. V.B.9. TO ALLOW A SETBACK TO THE SIDE STREET TO BE 12 FT. IN LACK OF THE REQUIRED 25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) OUR FAMILY HAS GROWN WITH THE ADDITION OF A NEW GRAND SON, AND WE NEED THE SAFETY FROM THE ICE, SNOW AND RAIN. SECURITY AS WELL AS SAFETY BECOMES AN ISSUE WHEN ARRIVING HOME LATE AT NIGHT. MORE SPACE IS NEEDED TO ACCOMMODATE TWO CARS. IT IS A HARDSHIP NOW HAVING TO PARK ON THE STREET AND WALKING UP TO THE HOUSE FROM THE CAR.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted, if

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JNA

DATE: 8-27-96

ESTIMATED POSTING DATE: 09-08-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 94

August 27, 1996

97-93-A

Zoning description for address:

The subject property is located near the intersection of Rolling Road and Windsor Mill Road in suburban Baltimore County, Maryland., the address is 7809 Jody Knoll Road, Baltimore, Maryland 21244.

Beginning at a point on the south side of Jody Knoll Road, which has a 25 feet building set back and a total width of 8 feet of right of way width wide at the distance of 50 feet south of the centerline of the nearest improved intersecting street (Ripple Road) which is 25 feet wide.

OR: North 53 degree 45' 30" West 85.00', North 36 degree 14' 30" East 90.00',
North 81 degree 14' 30" East, South 53 degree 45' 30" East 62.47',
South 36 degree 14' 30" West 102.52'....To the place of beginning.

Being Lot # 1, Block D, Section # , in the subdivision of Windsor Gardens, as recorded in Baltimore County Plat Book # 45, Folio # 27, containing 8502 square feet (corner lot). Also known as 7809 Jody Knoll Road and located in the Second Election District, Six Councilmanic District.

MICROFILMED

94

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

024764

#94

97-94

DATE 8-27-96 ACCOUNT R0001-6150

MR. & MRS. PENDER- AMOUNT \$ 85.00

RECEIVED 7809 Jody Knapp Rd
FROM: OSC R. DALL 3.50
OLD 1 SIGN 535
FOR: 671 A6 555

RVT
SIGN

0349140119MICHRC \$85.00
CA COLLISANDS-27-96

VALIDATION OR SIGNATURE OF CASHIER

SMA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2 Date of Posting 9-6-96
Posted for: 97-93-A
Petitioner: _____
Location of property: 7809 Jody Knoll Rd.
Location of Signs: Front Yard
Remarks: _____
Posted by Mark Gauerl Date of return: _____
Signature
Number of Signs: _____

CASE NUMBER: 97-93-A (Item 94)
7809 Jody Knoll Road
SC Jody Knoll and Ripple Roads
6th Election District - 2nd Councilmanic
Legal Owner(s): Thurman M. Pinder and Gwendolyn Pinder

Administrative Variance to allow a setback to the side street to be 13 feet in lieu of the required 25 feet.

Post by: 9/18/96

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-93-A (Item 94)
7809 Jody Knoll Road
SC Jody Knoll and Ripple Roads
6th Election District - 2nd Councilmanic
Legal Owner(s): Thurman M. Pinder and Gwendolyn Pinder

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 8, 1996. The closing date (September 23, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Thurman and Gwendolyn Pinder

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

Mr. and Mrs. Thurman Pinder
7809 Jody Knoll Road
Baltimore, MD 21244

RE: Item No.: 94
Case No.: 97-93-A
Petitioner: Thurman Pinder, et ux

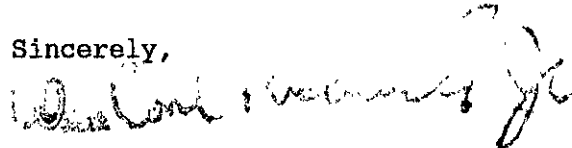
Dear Mr. and Mrs. Pinder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 27, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: September 19, 1996

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for September 16, 1996
 Item Nos. 094, 096, 097, 098, & 101

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 09, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 94, 95, 96, 97, 99, 100,
101 and 102.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep 9, 91

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 9, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

102

99

100

96

97

103

94

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 11, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 91, 94, 95, 96, 97, and 101

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary Kerns

PK/JL

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09/10/96 18:26:31

Page: 0001

DAILY CALENDAR FOR CALAJ ZA004 ZM
09/11/96 - 09/13/96

August 1996							September 1996							October 1996						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
25	26	27	28	29	30	31	29	30						27	28	29	30	31		

Wednesday 09/11/96

9:00a 10:30a E CIRCUIT CITY

Thursday 09/12/96

4:00p 5:00p E SELANDER GRIEVANCE
SELANDER/UNION REP/WISNOM/AJ
CONFERENCE ROOM, ROOM 110



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

9-10-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 094 (JRA)


Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

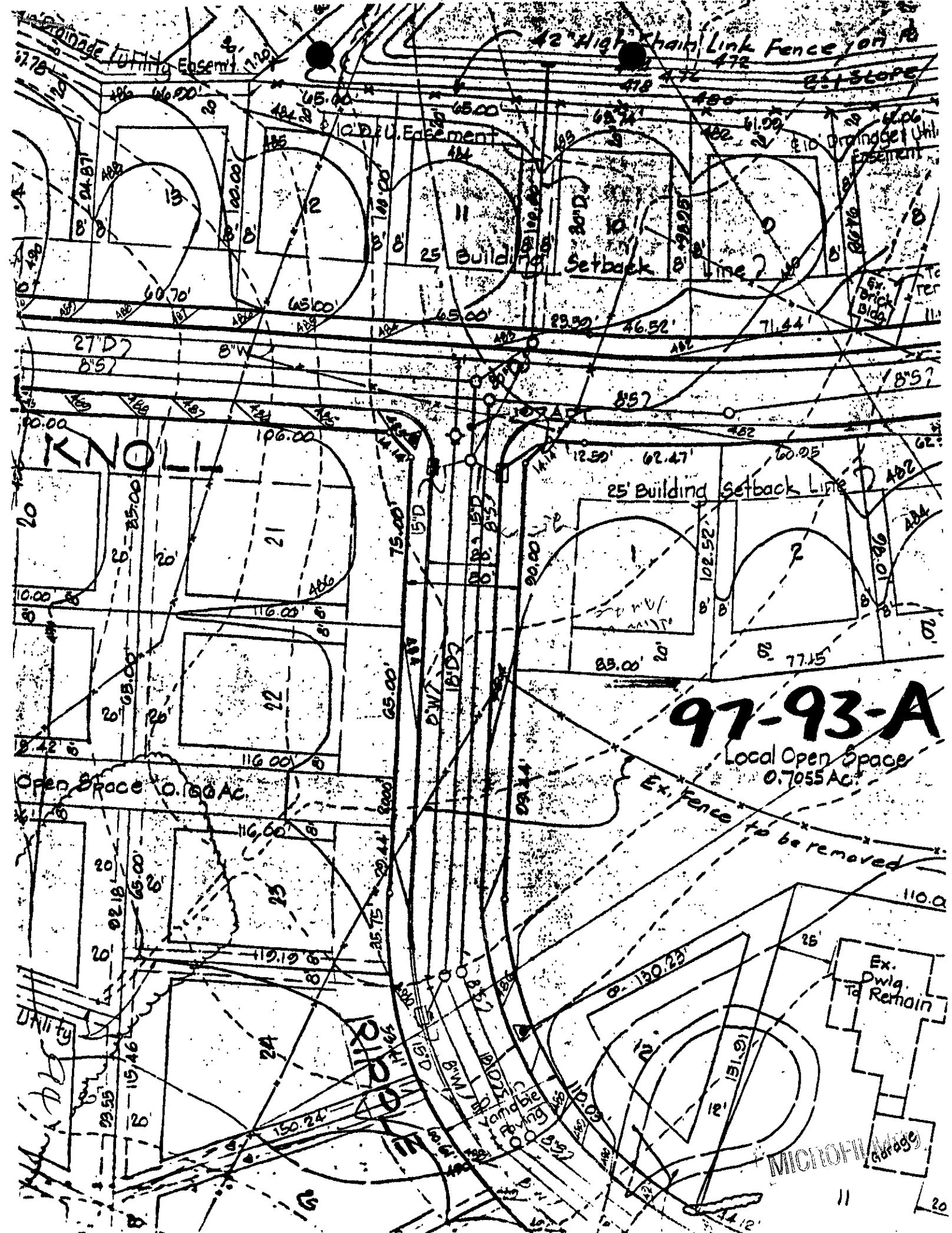
BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

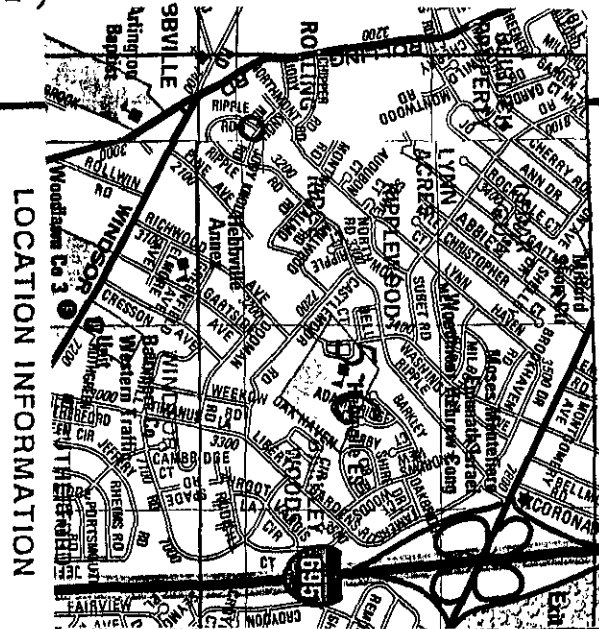
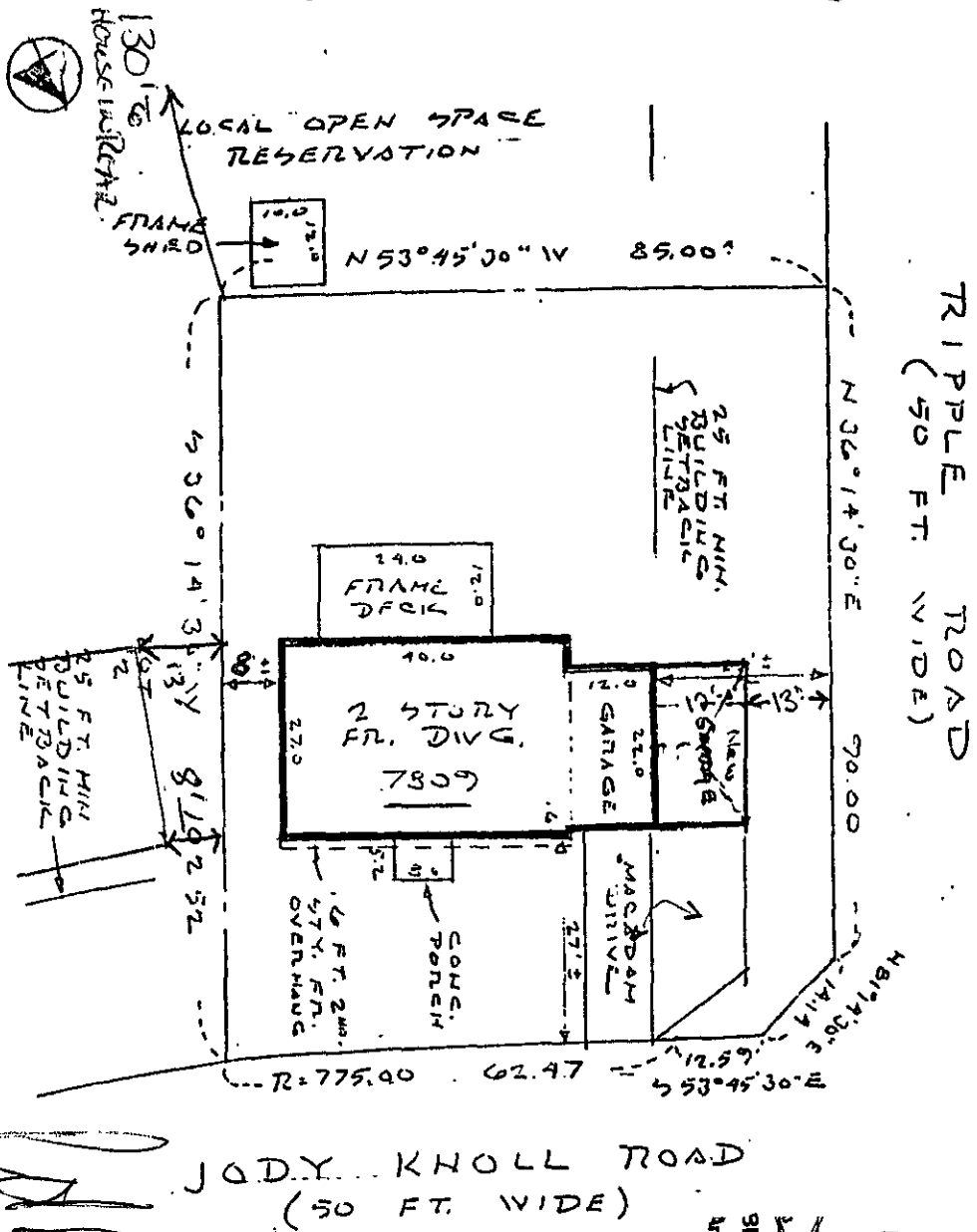
PROPERTY ADDRESS: 7809 JODY KROLL RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Rolling Ridge Estates

plat book # 45, folio # 27, lot # 1, section # D

OWNER: Thurman H. Pinder

97-93-A



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NO 5-G

Zoning: DR. S.S.

Lot size: 8500 square feet

Prior Zoning Hearings: NONE

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Zoning Office USE ONLY!

reviewed by: SM ITEM #: 74 CASE #:

date: 501 prepared by: 74

Scale of Drawing: 1"= 50'

2013
10
10
10
10

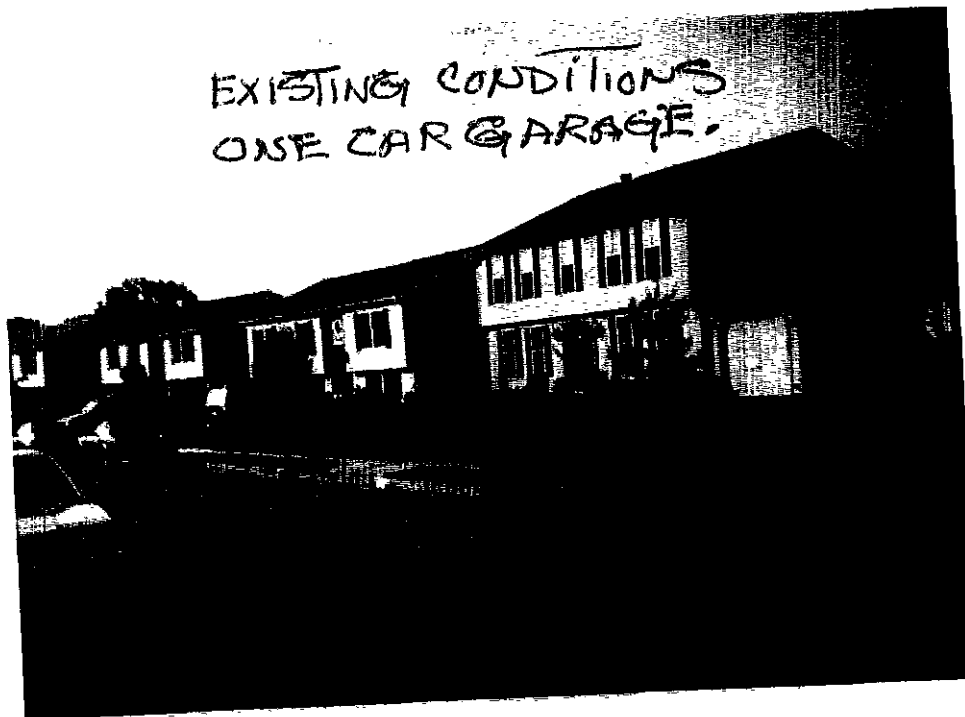
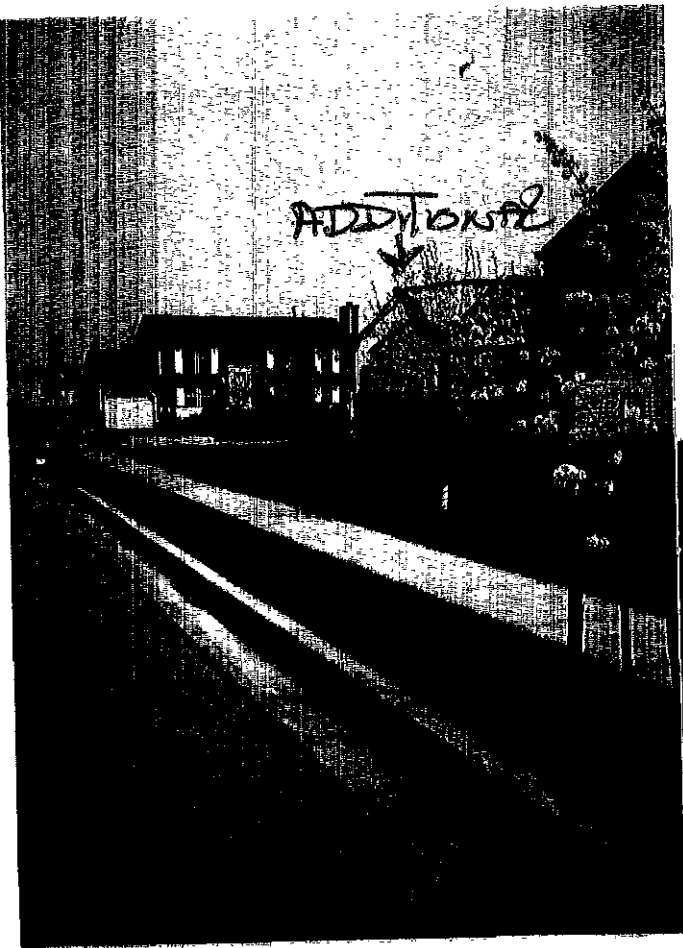
BUILDINGS ENGINEER
John R. Henry

DIRECTOR
Scott J. Rupp

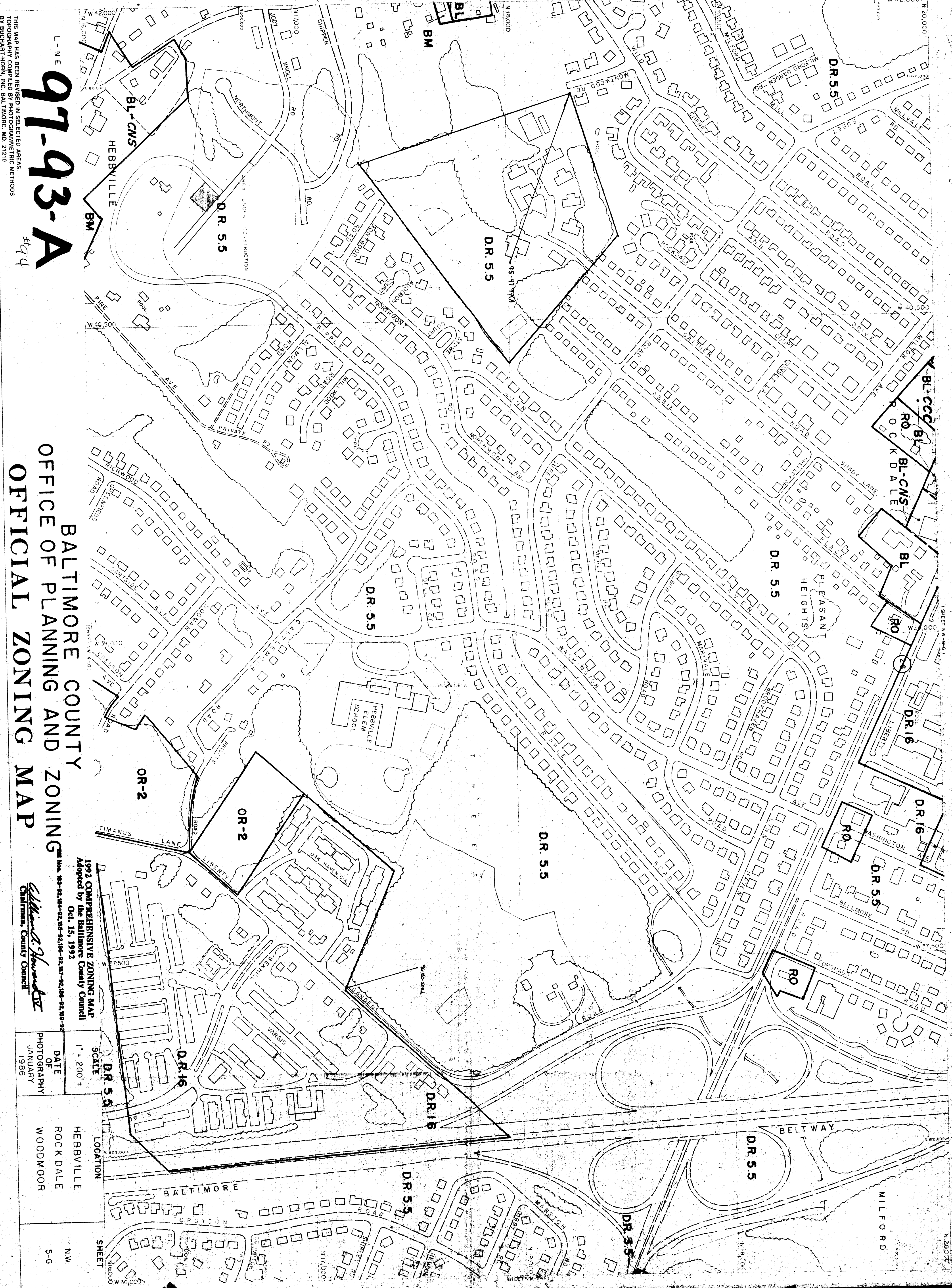
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204



97-93-A



MICROFILMED



L-N-E
97-93-A
#94

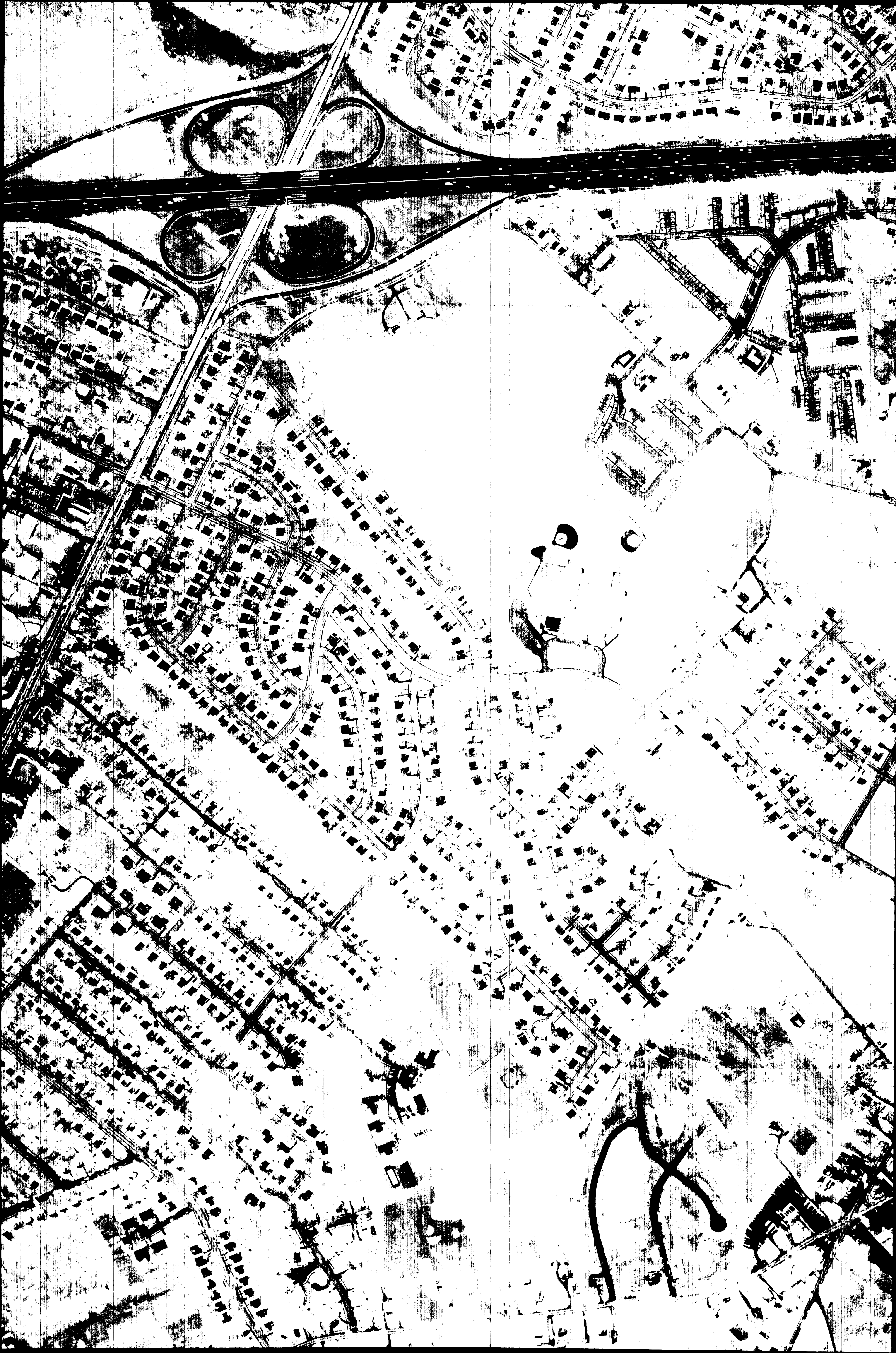
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992	
DATE OF PHOTOGRAPHY JANUARY 1986	HEBBVILLE ROCK DALE WOODMOOR
SCALE 1" = 200'	SHEET NW 5-6

William D. Howard
Chairman, County Council

MICROFILMED

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



97-93-A #94

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

HEBBVILLE
ROCKDALE
WOODMOOR

SHEET

MICROFILMED
5-G

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE S/C Jody Knoll and Ripple Roads

* BEFORE THE ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 97-93-A

* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thurman M. Pinder and Gwendolyn Pinder, his wife, for that property known as 7809 Jody Knoll Road in the Rolling Ridge Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section V.B.9 of the Comprehensive Manual Development Policy (CMPD) enacted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow a setback to the side street to be 13 ft. in lieu of the required 25 ft. for an addition to the garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of September, 1996 that the Petition for a Zoning Variance from Section V.B.9 of the Comprehensive Manual Development Policy (CMPD) enacted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow a setback to the side street to be 13 ft., in lieu of the required 25 ft., for an addition to the garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 25, 1996

Mr. and Mrs. Thurman M. Pinder
7809 Jody Knoll Road
Baltimore, Maryland 21244

RE: Petition for Administrative Variance
Case No. 97-93-A
Property: 7809 Jody Knoll Road

Dear Mr. and Mrs. Pinder:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance 97-93-A to the Zoning Commissioner of Baltimore County

for the property located at 7809 Jody Knoll Road
which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 C.M.D.P. V.B.9. TO ALLOW A SETBACK TO THE SIDE STREET TO BE 13 FT. IN LIEU OF THE REQUIRED 25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. OUR FAMILY HAS GROWN WITH THE ADDITION OF A NEW GRANDSON, AND WE NEED THE SAFETY FROM THE ICE SNOW AND RAIN. SECURITY AS WELL AS SAFETY BECOMES AN ISSUE WHEN PARKING HOME LATELY LIGHT. MORE SPACE IS NEEDED TO ACCOMMODATE TWO CARS. IT IS A HARDSHIP NOW HAVING TO PARK ON THE STREET AND WALKING UP TO THE HOUSE FROM THE CAR.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further, agree to be and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person(s):

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

Address

City

State

Zip Code

Phone No.

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7809 Jody Knoll Rd, Baltimore, MD 21244.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: 7809 Jody Knoll Rd, Baltimore, MD 21244.

Our family has grown with the addition of a new grandson, and we need the safety from the ice, snow and rain. Security as well as safety becomes an issue when parking home late at night. More space is needed to accommodate two cars. It is a hardship now having to park on the street and walking up to the house from the car. We need to place anywhere else on the house.

That Affiant(s) acknowledge(s) that if a petition is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thurman M. Pinder and Gwendolyn Pinder

Thurman M. Pinder and Gwendolyn Pinder

Thurman M. Pinder and Gwendolyn Pinder

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Thurman M. Pinder and Gwendolyn Pinder

Thurman M. Pinder and Gwendolyn Pinder

Thurman M. Pinder and Gwendolyn Pinder

August 27, 1996

Zoning description for address:

The subject property is located near the intersection of Rolling Road and Windsor Mill Road in suburban Baltimore County, Maryland, the address is 7809 Jody Knoll Road, Baltimore, Maryland 21244.

Beginning at a point on the south side of Jody Knoll Road, which has a 25 foot building set back and a total width of 8 feet of right of way wide at the distance of 50 feet south of the centerline of the nearest improved intersecting street (Ripple Road) which is 25 feet wide.

OR: North 53 degree 45' 30" West 85.00', North 36 degree 14' 30" East 90.00', North 81 degree 14' 30" East, South 53 degree 45' 30" East 62.47', South 36 degree 14' 30" West 102.52'...To the place of beginning.

Being Lot # 1, Block D, Section # , in the subdivision of Windsor Gardens, as recorded in Baltimore County Plat Book # 45, Folio # 27, containing 8502 square feet (corner lot). Also known as 7809 Jody Knoll Road and located in the Second Election District, Six Councilmanic District.

97-93-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2 Date of Posting 9-6-96

Posted for: 97-93-A

Petitioner: 7809 Jody Knoll Rd

Location of property: 7809 Jody Knoll Rd

Location of Sign: Front Yard

Remarks: Mark Gavel

Number of Signs: 4

CASE NUMBER: 97-93-A (Item 94)

7809 Jody Knoll Road

SC Jody Knoll and Ripple Roads

6th Election District - 2nd Councilmanic

Legal Owner(s): Thurman M. Pinder and Gwendolyn Pinder

Administrative Variance to allow a setback to the side street to be 13 feet in lieu of the required 25 feet.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-93-A (Item 94)
7809 Jody Knoll Road
SC Jody Knoll and Ripple Roads
6th Election District - 2nd Councilmanic
Legal Owner(s): Thurman M. Pinder and Gwendolyn Pinder

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before September 8, 1996. The closing date (September 23, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

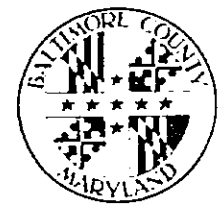
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bel Joon

Arnold Jablon
Director

cc: Thurman and Gwendolyn Pinder

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

Mr. and Mrs. Thurman Pinder
7809 Jody Knoll Road
Baltimore, MD 21244

RE: Item No.: 94
Case No.: 97-93-A
Petitioner: Thurman Pinder, et ux

Dear Mr. and Mrs. Pinder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 27, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for September 16, 1996
Item Nos. 094, 096, 097, 098, & 101

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE26

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 09, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 94, 95, 96, 97, 99, 100,
101 and 102.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 9, 96

DATE: Sep 9, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 102
99
100
96
97

103
94

RBS:sp
BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 91, 94, 95, 96, 97, and 101

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long
Division Chief: Gary Kern

PK/JL

ITEM91/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 094 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

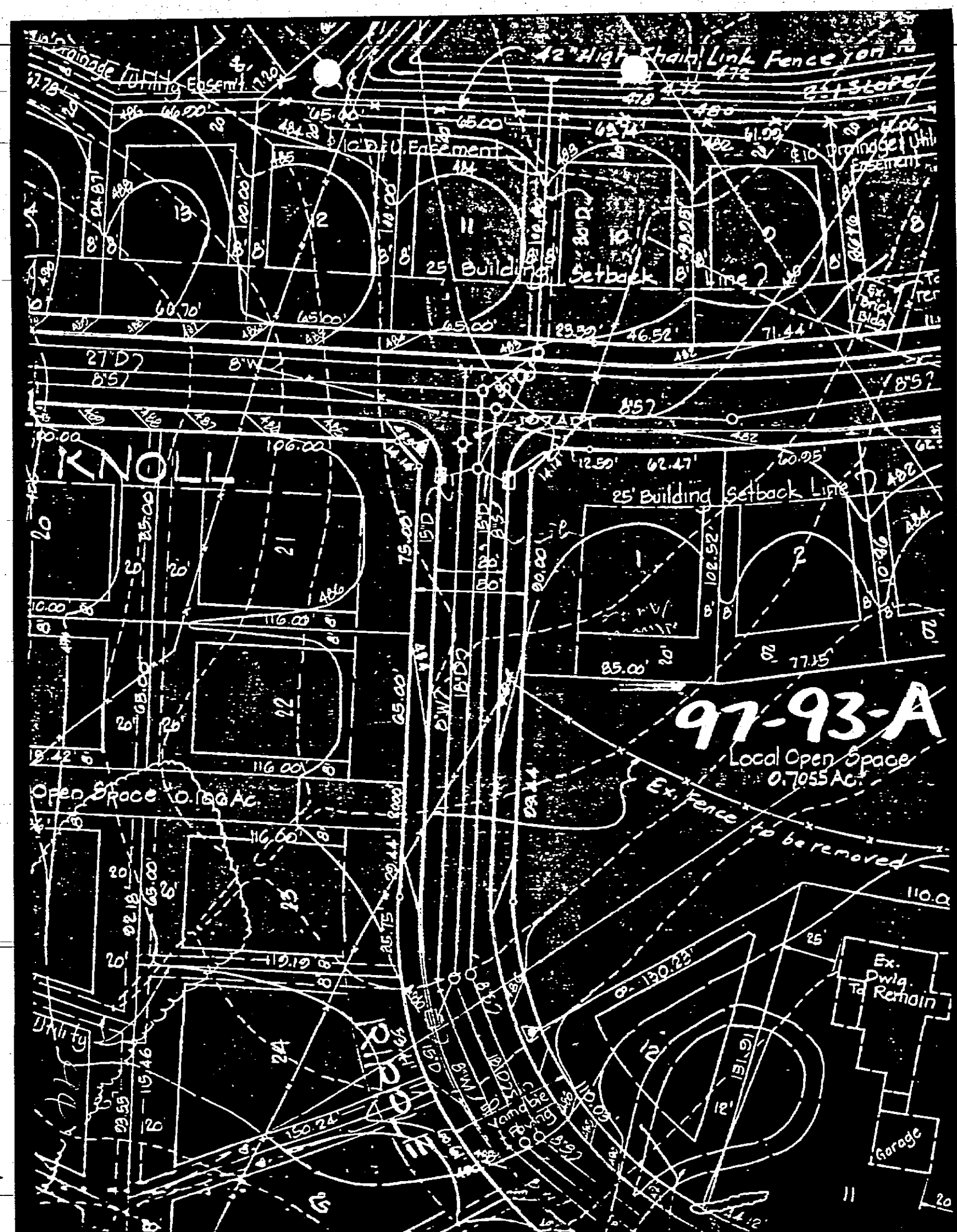
Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7809 SOD KNOX RD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Rolling Ridge Estates

plat based 45 folios 32 into 1 sections D

OWNER: THURMAN H. PINDER

97-93A

TRIPLE ROAD
(50 FT. WIDE)

North

date: _____

prepared by: _____

Scale of Drawing: 1" = 50'

JODY KNOX ROAD
(50 FT. WIDE)

LOCATION INFORMATION

Election District: 2
 Councilmanic District: 6-2
 1"-200' scale map: NWS-6
 Zoning: DR-55
 Lot size: 8500 sq. ft.
 acreage 1.95 acre

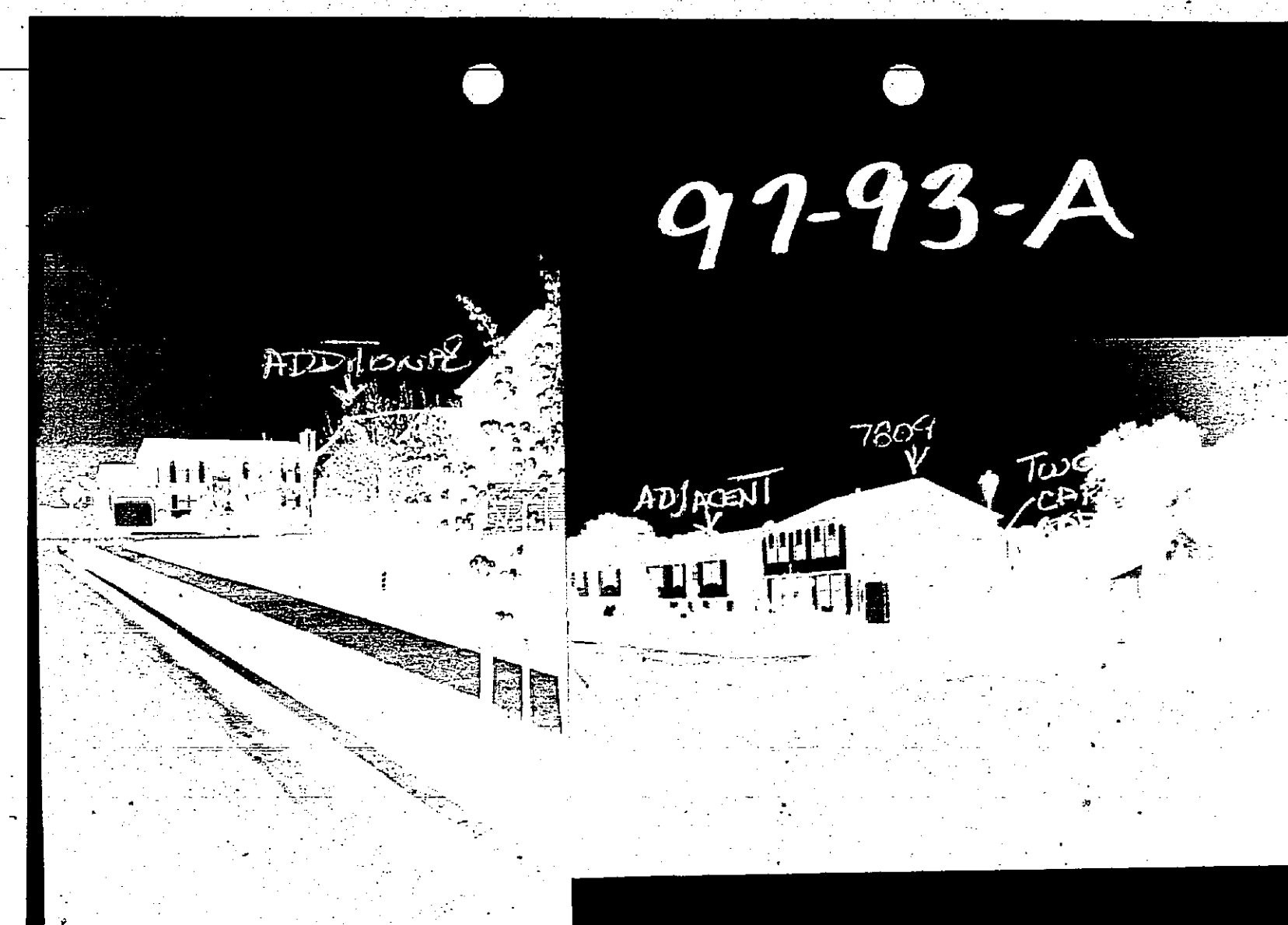
SEWER: ☒ ☐ ☐
 WATER: ☒ ☐ ☐

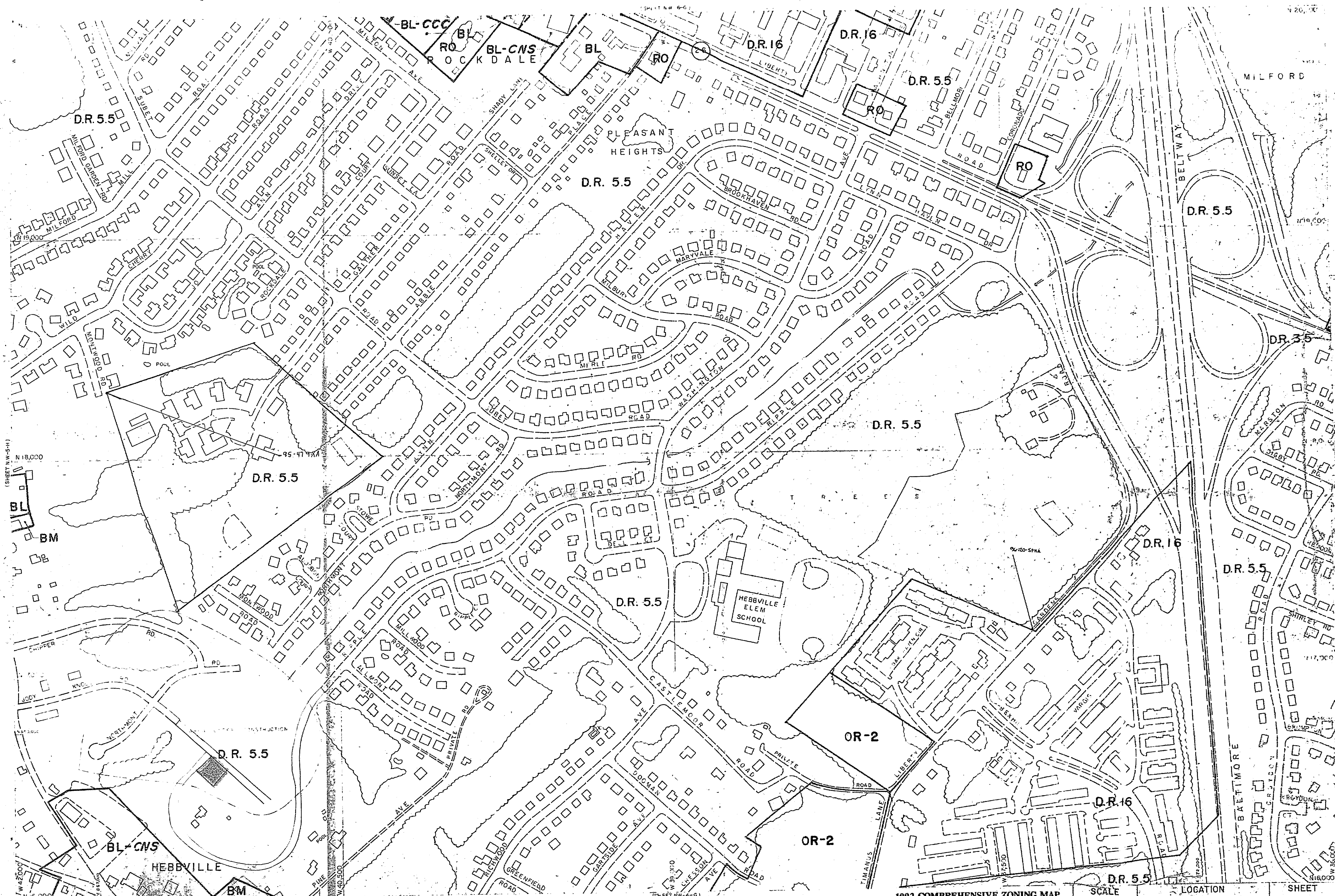
Chesapeake Bay Critical Area:
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

507 94





97-93-A

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION HEBBVILLE ROCKDALE WOODMOOR	SHEET NW 5-G
DATE OF PHOTOGRAPHY JANUAR 1986		

MAP HAS BEEN REVISION IN SELECTED AREAS
BY PHOTOGRAMMETRIC METHODS
BALTIMORE, MD 21201



97-93-A #94

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

HEBBVILLE
ROCKDALE
WOODMOOR

SHEET

N.W.
5-6

MARTINSBURG, W. V.